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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PUNJAB

(Housing Branch-II)

NOTIFICATION

The 17th February, 2021

No. 17/04/16-1Hg2/253.- To facilitate housing for Economically Weaker Section, in the state of Punjab, the Governor of Punjab is pleased to notify a comprehensive ‘**Punjab EWS Housing Projects Policy 2021**’ as below: -

TO WHOM CAN THE EWS DWELLING UNITS BE SOLD :

- Proof of birth in Punjab or proof of 10 year stay in Punjab from the date of application, such as Adhaar card, copy of ration card, extract of voter list, copy of Driving license, copy of passport etc shall be provided.
- Family income should not be more than Rs. 3 lac per annum from all sources as revised by Government of India or Punjab, from time to time. (To be self certified.)
- The applicant/ his spouse/ minor child must not already be owning on freehold/ leasehold residential plot/ dwelling unit in Punjab or Chandigarh. (To be self certified.)
- 20% dwelling units may be sold to nearby Industrial Units for use of their EWS work force.
- Developer will furnish the scanned record of applications and supporting documents as above to the authority concerned.

INCENTIVES:

- Change of land use charges /EDC/LF/SIF are waived off for such projects.
- Only Section 32, 36 to 39 of PAPR Act 1995 will apply and there will be exemption from the rest of the provisions of the Act ibid.

PERMISSIBLE ZONES for EWS projects:

- Residential, Mix Land use and Industrial* zones of Master plans (except SAS Nagar / New Chandigarh (291)

Master Plan/ Regional Plan GMADA).(* a 15 meter green belt not to be counted in site area, will be left all around, as per PPCB norms, within the site).

- For the cities where Master plan has not been notified such projects will be considered for approval in 3 Kms belt outside Municipal limits.

APPLICATION BY DEVELOPER AND PROCESSING TIME:

1. A single application will be made for registration as developer, by a person/ firm/ consortium for change of land use, issuance of license for project and approval of layout with the following details:
 - (i) Details of land 100% owned by the applicant verified by CRO.
 - (ii) Proposed layout /Zoning Plan of the colony.
 - (iii) Proposed Building plan adhering to template provided at Annexure-A.(Modifications are permissible provided the dimensions of rooms, kitchen, bathroom and storage space are not altered more than 10% and light and ventilation are not compromised)
 - (iv) Details of technology proposed to be used.
 - (v) Proposed Electrical services plan approved by PSPCL.
 - (vi) Proposed Water Supply plan approved by Engineering Branch of the concerned Authority.
 - (vii) Proposed Sewerage Layout plan approved by Engineering Branch of the concerned Authority.
 - (viii) Proposed price to be charged for each unit with its rough breakup in terms of cost of land, cost of construction, cost of site development etc and profit which will be verified by SE Headquarter, PUDA.
2. Certificate of Chartered Accountant showing financial capability of developer with a minimum turnover in building construction equal to 1/3rd of the cost of project for at least two years in the last five years.
3. Self-certification that the land proposed for the project is not covered under Forest Conservation Act or Punjab Land Preservation Act.
4. Certificate from Drainage Department that the site is safe from flooding point of view and construction shall not obstruct the natural flow of water.
5. Only complete application with above details will be accepted. Shortcomings, if any will be conveyed to the applicant/developer within 10 working days from the date of receipt. The applicant developer will reply within further 10 working days. Approval to the project or otherwise will be conveyed within next two weeks.

PROJECT REQUIREMENTS:

Sr. No.	Description	Parameters
Site Requirements		
	Minimum Site Area	5 acres
	Minimum Existing Right of Way for Approach Road (ROW) to Colony.	40'-0" or widened to Master Plan
	Effective Site Area: Master plan sector road, city level green spaces and 15-meter green belt left all around within the site in industrial zone will not be counted towards the area of the site.	Example: - If gross area of site is 10 acres, of which 1 acre comes under Master plan road and 1 acre comes under city level/ Master Plan green and 1 acre comes under 15-meter green belt left all around within the site

	in industrial zone then the area of the site will be taken as 7 acres and saleable area, open area, Public gathering place, utilities, green area etc. shall be based on 7 acres.
Apportionment of EWS housing	
Maximum Ground Coverage	25 % of effective site area
Maximum No of Dwelling Units	75 to 95 per acre
Carpet area of Dwelling Unit (Max)	30 sq.m or as defined by GOI from time to time
Minimum internal roads	20' -0"
Minimum Area Under Parks	25% of effective site area
Minimum size of the room	100 sq. ft.
Storeys (Max)	G+3
Minimum Required Parking:	Minimum one parking space of 1.5 meter X 3 meter will be provided per DU with direct access from road.
Saleable Commercial Area excluding Parking	2.5% of effective site area
Layout Design	Layout will be in the form of a grid as shown in the template with green spaces of minimum 100 ft. X 200 feet in each cluster. 10% variation may be allowed in case of site restrictions. Road section will be 50 feet minimum.
Suggested Building Design	Attached
5 % of site area other than the greens in clusters will reserved for community use	

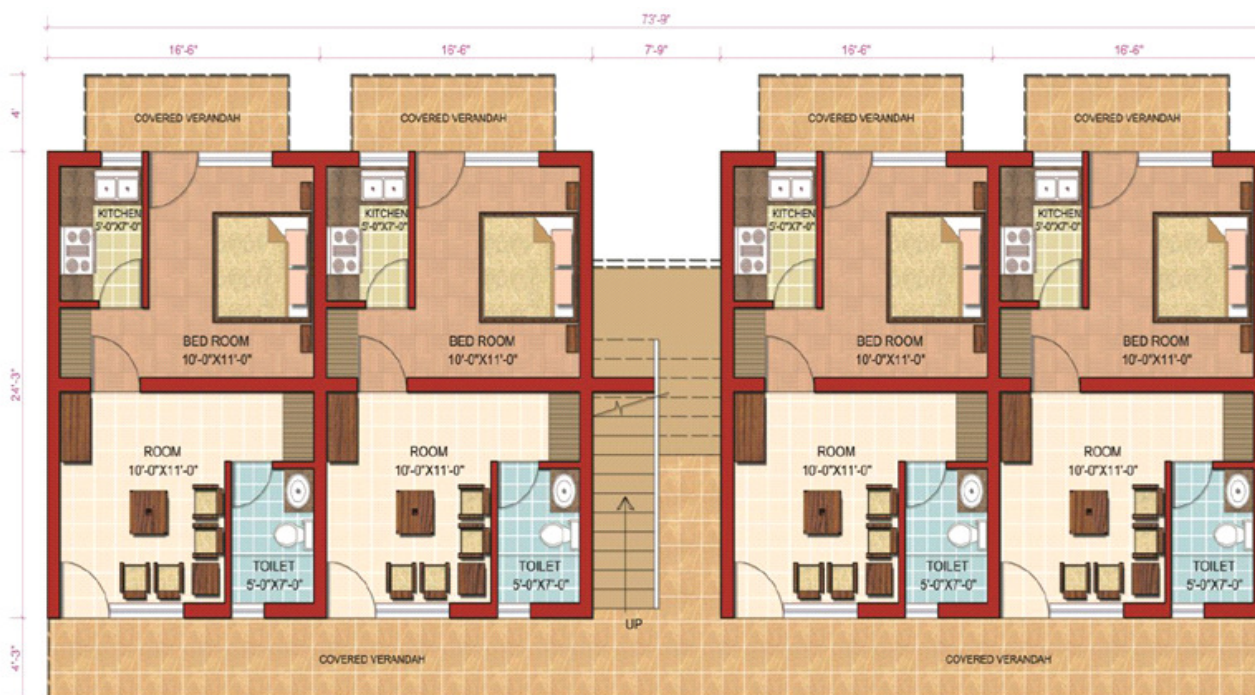
PERMISSIBLE TECHNOLOGIES:

- Only pre-fabricated, pre-cast or cast-in-situ such as Mivan Technology will be used. No bricks will be used.
- The project will be completed within 3 years from the date of approval.
- Maintenance of the houses and common services will be the responsibility of developer till 3 years after obtaining completion certificate from the concerned authority after which maintenance will be handed over to Residential Welfare Association (RWA).

COMPETENT AUTHORITY:

Chief Town Planner, Punjab shall be the competent authority for grant of CLU, Layout Plan/Zoning Plan/ Building Plan.

SAFE GUARD FOR BUYERS: All receipts will be in an escrow account with RERA. Every drawl from the account will be as per provisions of RERA.

DESIGN TEMPLATE (Layout Plan)**DESIGN TEMPLATE (Layout Plan)**

Sd/-

SARVJIT SINGH,

Principal Secretary,

Housing and Urban Development, Punjab.

The 16th February, 2021

2239/03-2021/Pb. Govt. Press, S.A.S. Nagar